



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2020-00005

Approved by Planning and Zoning: July 14, 2020

Permission is hereby granted to: Wen Ti Zheng

to use the premises located at: 1669 N Quaker Lane

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

July 14, 2020

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: July 14, 2020

TO: Tony LaColla, Land Use Services Division Chief
Department of Planning and Zoning

FROM: Kaliah Lewis, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-0005
Administrative Review for Minor Amendment
Site Use: Restaurant
Applicant: Wen Ji Zheng
Location: 1669 North Quaker Lane
Zone: CL/Commercial Low

Request

Special Use Permit #2020-00005 is a minor amendment to Special Use Permit #2008-00022 to increase indoor restaurant seating from 16 seats to 28 seats at an existing restaurant, May Island. The hours of operation will remain as 11:00 am to 10:00 pm Monday through Thursday, 11:00 am to 10:30 pm on Friday, and 11:30 am to 10:00 pm on Saturday and Sunday. The applicant does not propose any other changes to the operation.

Background

The subject property was developed in 1962 as a one-story commercial building with two tenant spaces and included the construction of a 10-space parking lot. The building is located on a lot of record with 85 feet of frontage along North Quaker Lane and 180 feet of frontage along Dogwood Drive. On May 20, 2008, City Council approved SUP #2008-00022 to allow for operation of a restaurant with 16 indoor seats at 1669 North Quaker Lane. The restaurant and a 7-Eleven convenience store are the two tenants in the building. Entrance to the property can be accessed from North Quaker Lane and Dogwood Drive.

A warning for violation of Condition #4, restricting the number of seats to 16, of SUP #2008-00022 was issued on December 17, 2019. A follow-up inspection took place on January 9, 2020, and the inspector found that the applicant complied with all SUP conditions. The applicant subsequently submitted this request to increase the number of seats.

Parking

Section 8-200(A)(17)(b) of the Zoning Ordinance requires restaurants to provide a minimum of one parking space for every 1,000 square feet of floor area when the property is located outside of the Enhanced Transit Area. The subject establishment contains a total of 1,400 square feet, which requires that two off-street parking spaces be provided. Section 8-200(A)(16)(b) of the Zoning Ordinance requires specific commercial uses to provide 0.75 spaces per 1,000 square feet of floor area when located outside of the Enhanced Transit Area. The 7-Eleven, the neighboring establishment, contains a total of 4,800 square feet of floor area, which requires that four off-street

parking spaces be provided. As these two businesses share a parking lot containing a total of 10 spaces, the combined parking requirement of six parking spaces can be suitably accommodated in the shared parking lot provided on the parcel.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the North Ridge Citizen's Association was sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff Action

Staff does not object to the increase of restaurant seating as it would not have a substantial impact on the surrounding neighborhood as the expansion is relatively minimal. The increase in seating, would allow the applicant to expand its business along this busy commuter route, adjacent to Route 395. Prior to adding additional seating, the applicant must contact the Fire Department to ensure all City Code Requirements are met, as stated in Condition #9.

Conditions have been carried forward from SUP #2008-00022. The minor amendment for an increase in seats is stated in Condition #4. Several conditions have been deleted as the applicant has satisfied the requirements.

Staff hereby approve this Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 14, 2020
Action: Approved

A handwritten signature in black ink, appearing to read "Tony LaColla", with a stylized, cursive script.

Tony LaColla, Land Use Services Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2020-00005

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP2008-00022)
2. The hours of operation of the restaurant shall be limited to 10:00 am to 11:00 pm, daily. (P&Z) (SUP2008-00022)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP2008-00022)
4. **CONDITION AMENDED BY STAFF:** The restaurant shall contain a maximum of ~~46~~ 28 seats. (P&Z) (SUP2008-00022)
5. Delivery service is limited to one vehicle which must be parked off street when at the site. (P&Z) (SUP2008-00022)
6. **CONDITION AMENDED BY STAFF AND REPLACED WITH CONDITION 25:** ~~The applicant shall encourage its employees to use mass transit or carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP2008-00022)~~
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP2008-00022)
8. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP2008-00022)
9. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP2008-00022)
10. All loudspeakers shall be prohibited from the exterior of the building. (T&ES) (SUP2008-00022)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES) (SUP2008-00022)
12. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable~~

~~Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP2008-00022)~~

13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP2008-00022)
14. **CONDITION DELETED AND REPLACED WITH CONDITION #25:** ~~The applicant shall require its employees who drive to use off street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metro bus schedules on site for employees. (T&ES) (SUP2008-00022)~~
15. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right of ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES) (SUP2008-00022)~~
16. **CONDITION AMENDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES) (SUP2008-00022)
17. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health) (SUP2008-00022)~~
18. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police) (SUP2008-00022)~~
19. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees. (Police) (SUP2008-00022)~~
20. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new revised conditions are needed. (P&Z) (SUP2008-00022)

21. **CONDITION ADDED BY STAFF:** Limited live entertainment may be offered and must comply with the city's noise ordinance. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z)
22. **CONDITION ADDED BY STAFF:** The applicant shall contact the Fire and Code Departments regarding City Code Requirements before adding additional seating. (P&Z)
23. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
24. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
25. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
26. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-4 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 Additional tables and chairs will require a floor layout to review egress routes prior to approval.

Health Department:

No comments received

Parks and Recreation:

No comments received.

Police Department:

No comments received

Fire

- C-1 It appears the applicant wants to add 3 freestanding tables in-between the counter and fixed seating but based on the information provided, unable to conclusively determine the location of the proposed additional seating. To determine whether the requested number of seats is viable, applicant shall provide a current and proposed seating plan/layout of the facility with dimensions including aisle widths and exit locations.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2020-00005. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 1669 N Quaker Lane.

Wen Ji Zheng
Applicant - Signature

7/14/2020
Date

Wen Ji Zheng
Applicant - Printed

7/14/2020
Date